

The PERSONAL Agent

# Walsingham Gardens, Stoneleigh

Guide Price £750,000

## Walsingham Gardens, Stoneleigh

- Extended Semi Detached House
- Four Generous Bedrooms
- Two Bathrooms
- Detached Garage
- Study/5th Bedroom
- Large Kitchen Breakfast Room
- Popular Road and Location
- Large South West Facing Garden
- Walking Distance to Stoneleigh Train Station
- Over 1600 Square Foot

We are delighted to present this spacious and versatile four bedroom family home, offering well proportioned accommodation arranged over two floors and complemented by excellent outside space.

The ground floor provides a welcoming entrance hall leading to a generous reception room, separate study/5th bedroom, and a particularly impressive kitchen/breakfast room which provides an excellent hub for family life. There is also a separate dining room, ground floor bathroom and useful access to the garden.











**Description**

Upstairs, there are four well-proportioned bedrooms, with the generous principal bedroom complemented by a family shower room. The accommodation offers plenty of flexibility for growing families, home working or those simply seeking additional space. Outside, the property benefits from a good-sized rear garden featuring a large patio, generous lawn and two useful sheds, providing excellent space for entertaining, children and outdoor activities. A garden bar adds a fantastic additional area for relaxing and entertaining during the warmer months. The property also benefits from a detached garage and off-street parking for three cars, providing excellent parking and storage options. Overall, this is a superb family home offering generous accommodation, excellent entertaining space and a fantastic balance of indoor and outdoor living, making it an ideal choice for families seeking space, versatility and a great garden.



Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the historic Nonsuch Park runs alongside the south east side. Both the M25 and A3 are easily accessible giving a straightforward route to London and both Heathrow and Gatwick international airports.
Council Tax band: F

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





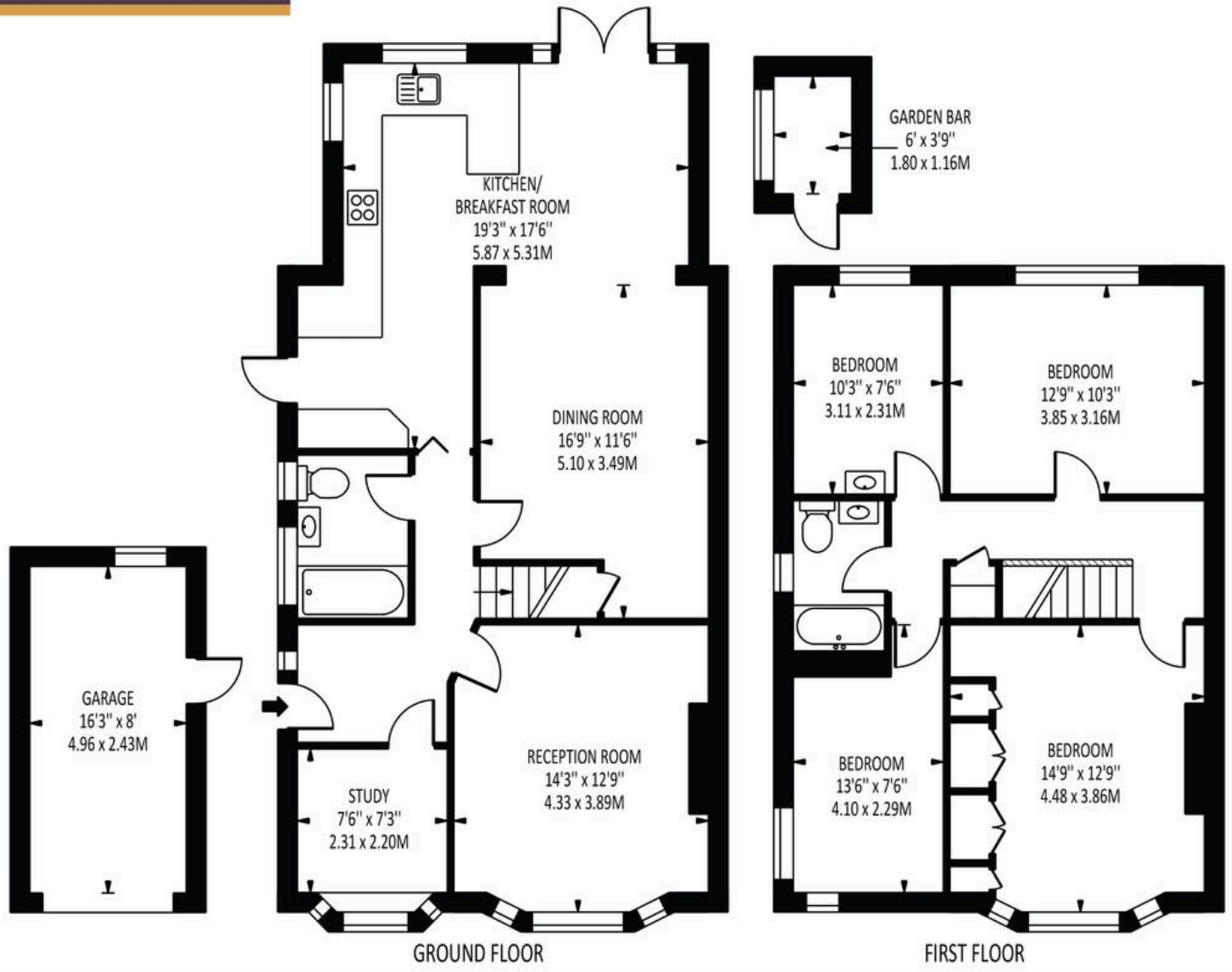




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Total Area: 1626 SQ FT • 151.10 SQ M
(Including Garage & Garden Bar)
Garage Area : 130 SQ FT • 12.05 SQ M
Garden Bar Area : 22 SQ FT • 2.09 SQ M




Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.




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